Annexure-I

Clarifications issued for the queries received for the pre-bid meeting held on 17.04.2026

Sl. No.	Reference	As per RFP	Query	Clarification
1	Data Sheet Cl.27(b) Page No. 24	b. Bidder should have completed preparation of at least two GIS / Remote Sensing/Drone based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 350 sq. kms and above.	"The RFP specifies experience in preparation of GIS-based Master Plans. Kindly clarify whether experience in preparation of Regional Plans / Metropolitan Plans / Development Plans of comparable scale and complexity may also be considered, where such plans involve similar statutory planning, spatial analysis, and GIS-based outputs." "The RFP mentions 'including Draft Master Plan' under eligible experience. Kindly clarify whether projects where the Draft Master Plan has been prepared and submitted to the Government for approval (or is under consideration) would be considered compliant for eligibility."	Master Plans in the states context means preparation of a plan for the LPA including the Urban area Hence, Master Plan/Development plans or any other term used in the context of planning for an urban area will be considered accordingly. As per the Tender document only Draft Master Plan approved by the Government will be considered for eligiblity.
2	Data Sheet Cl.28, Evaluation criteria table 1(ii) Page No. 25	(ii) Additional eligible projects like TP schemes and Local area plans :1.5 each	Kindy consider area development Plans to be considered under this criteria since scope contains similar tasks and detailed plans.	Local Area Plans are synonymous to Area Development plans /Local Plans/Zonal Development Plans. Hence, any other term used in the context of planning at area level will be considered accordingly
3	Data Sheet Cl.27(a) Page No. 24	a. Bidder from Single entity or from JV/CONSORTIUM (Lead + One member)Bidder shall be a Company incorporated under Companies Act 1956 / 2013 or a Partnership Firm registered under Indian Partnership Act 1932 or Limited Liability Partnership Firm registered under Limited Liability Partnership Act 2008 and in existence at least for the last five years. In case of JV/Consortium, the lead company is responsible for execution / completion of the terms and conditions of the contract.	For JV/Consortium: • Can both members jointly meet experience criteria, or must lead alone qualify? • Is there a minimum shareholding % for lead? Kindly clarify	• In case of JV / CONSORTIUM (Lead + 1 member), experience from both the members will be considered. • No percentage specified
4	Data Sheet Cl.27© Page No. 24 vs 28(5) Page No. 26	c.Should have achieved minimum annual turnover of Rs.16 crores (Rupees Sixteen Crores) in any two years during the last five financial years, i.e., 2019-20 to 2024-25. Produce balance sheet and Audit Report for the financial year 2019-20 to 2024-25. 28. The number of points to be given under each of the evaluation criteria are: Annual Turnover: Should have achieved minimum annual turnover of Rs.16 crores (Rupees Sixteen Crores) in any two years during the last five financial years, i.e., 2020-21 to 2024-25. Produce balance sheet and Audit Report for the financial year 2020-21 to 2024-25	Turnover requirement: Mismatch in the Financial Years (2019–20 to 2024–25 vs 2020–21 to 2024–25) referred in different clauses. Kindly clarify	Financial year commencing from 2020-21 to 2024-25 shall be considered. Corrigendum will be issued.
5	Form 3J: Timelines of Deliverables. Page No. 46	Task 2: Prepare base map and existing land-use maps using Drone imagery data	For the Base Map referred as KSRSAC maps are mentioned—Kindly clarify ➤ What is scale, resolution, projection system? ➤ Who is responsible for validation & correction?	The sentence 'Updation and submission of updated Base Map prepared by KSRSAC for LPA' shall be replaced by 'Basemap shall be prepared by the Agency for LPA' . Corrigendum will be issued. • The Agency will have to procure high resolution drone imagery using which Base Map & creation Geo database will have to be prepared by the Agency. •Validation of data will be looked into by BDA in coordination with the Agency.
6	Section -5: Terms of Reference. Cl 1.1.3 - Objectives of the assignment Page No. 59	Establishing base line data and formulating Master Plan objectives. Preparing an integrated geospatial data base by collecting and collating appropriate data by conducting surveys through primary surveys	As per statutory Master Plan preparation the surveys include Household, Traffic & Transportation & Land use survey with a standard sample of 2% sample size. Kindly confirm.	Yes standard sample size of 2% may be considered. Tender condition prevails
7	Deliverable table Page No.60	Submission of Draft Mobility Plan including Proposed Transport/ Circulation Network & TOD Corridors (D 4.3)	A detailed comprehensive mobility plan (CMP) must be prepared as part of the master plan preparation. Kindly confirm	Yes, Mobility plan shall be prepared including proposals for TOD corridors & zones, public transport & mass rapid transit systems like Metro, Suburban railway BRT etc.,
8	Data Sheet Cl.15 Page No. 21	15. The minimum required qualification and experience of proposed key professional staff are as below: (Professional staff shall be the members or outsourced professionals of the lead member)	There are multiple experts with similar expertise of work and scope to be carried out. Kindly clarify one expert can hold multiple roles such as GIS Specialist + Analyst.	Tender condition prevails
9	Data Sheet Cl.27(b) Page No. 24 & Cl. 28, Evaluation criteria	Bidder should have completed preparation of at least two GIS / Remote Sensing/Drone based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 350 sq.kms and above.	The desire eligibility requirement of preparing Master Plans with a minimum area of 350 sq. km appears restrictive and may limit participation from otherwise qualified agencies.	Tender condition prevails
			Kindly request that the minimum area criteria be relaxed to 150–200 sq. km, which is more practical and will encourage wider competition while still ensuring competent bidders.	Tender condition prevails
10	Data Sheet, Cl 27(a), Page 24	Bidder from Single entity or from JV/CONSORTIUM (Lead + One member)Bidder shall be a Company incorporated under Companies Act 1956 / 2013 or a Partnership Firm registered under Indian Partnership Act 1932 or Limited Liability Partnership Firm registered under Limited Liability Partnership Act 2008 and in existence at least for the last five years. In case of JV/Consortium, the lead company is responsible for execution / completion of the terms and conditions of the contract.	With reference to the eligibility clause regarding participation as a Single Entity or JV/Consortium (Lead + One Member), we understand that in case of JV/Consortium the criteria prescribed as at clause 27(a), for constitution of bidder is applicable upon the lead partner only. Kindly Confirm.	Yes

Sl. No.	Reference	As per RFP	Query	Clarification
11	Cl 28(1), Sl. No. (i), Page 24.25	Specific experience of the agency in preparation of Master Plan in last 10 years preceding to PDD Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 350 sq.kms and above each during Ten years preceding to Proposal Due Date • Two eligible projects One Global city and one in Indian city: 12marks • Any two Indian cities one/Two in Karnataka :10marks • Any two Indian cities outside Karnataka: 7marks (Outside projects also includes projects outside Karnataka and abroad)	With reference to the eligibility and evaluation criteria for preparation of Master Plans, we respectfully submit the following requests: • The minimum area requirement of 350 sq. km may be relaxed to 150– 200 sq. km, as this would allow participation from more qualified and experienced agencies without compromising technical capability. • The marking criteria based on Global city experience and specific location-based experience (Karnataka) may kindly be removed, as such conditions may restrict fair competition and limit participation from competent firms having relevant experience across different regions.	Tender condition prevails
12	Data sheet. Cl 28(1). Sl. No. (ii). Page 25	Additional eligible projects like TP schemes and Local area plans :1.5each	With reference to the provision of awarding additional marks for projects such as TP Schemes and Local Area Plans (1.5 marks each), we kindly request that Master Plans, Zonal Development Plans, and City Development Plans may also be considered under this category. These planning assignments involve comparable scope, complexity, and technical expertise, and their inclusion will ensure fair evaluation and encourage wider participation. We request your kind consideration.	Provisions are already made in the tender document. Hence, Provisions mentioned in the tender document shall prevail
13	Data Sheet. Cl 25. Pg No. 23 .	25. The bidder will pay an EMD of Rs. 8,00,000/- (Rupees Eight Lakhs only) through e-payment or minimum of Rs. 1.00 lakh shall be paid through e-payment and teh balace EMD shall be through Bank Guarantee in the form given in Form-3K	Kindly Allow EMD/BG Exemption for the bidders having valid MSME certificate, as per General Financial Rules 2017 (Rule 170) and MSME procurement policy, eligible MSMEs are exempted from EMD submission. Kindly Consider.	Tender condition prevails
14	Data Sheet. Cl 27. Pg No. 24 Data Sheet. Cl 28. Pg No. 24	b. Bidder should have completed preparation of at least two GIS / Remote Sensing/Drone based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 350 sq. kms and above. **Sl No.** / **Evaluation Criteria** 1 — **Specific experience of the agency in preparation of** **Master Plan in last 10 years preceding to PDD** Bidder should have completed preparation of at least two GIS Remote sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad) with minimum area of 350 sq.kms and above each during Ten years preceeing to Proposal Due Date	Considering that many significant GIS-based Master Planning projects for ULBs fall in the range of 200–350 sq.km and still involve comparable scope, complexity, and technical expertise, it is requested to kindly revise the criterion as follows; *"Bidder should have completed preparation of at least two GIS / Remote Sensing/Drone based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 200 sq.kms and above."* *Kindly Consider.*	Tender condition prevails
15	Data Sheet. Cl 27. Pg No. 24	d. Documents proof shall be submitted for previous experience in the form of work order / engagement letter / Service Agreemtn supported by completion certificate issued by the client. In case completion, certificate is not available, agency shall provide a certificate from the client rgarding assignemtn is completed to a stage.i.e. Ready for submission to the Government for final approval and supported by the service agreemtn along with Chatered Accountant's ertificate for realisation of at least 80% payment of contract value, Such document shall specify all details required to ascertain the eligibility criteria of the bidder	Kindly confirm whether a Notification/Approval Letter issued by the Competent Authority for the Master Plan/Project shall be considered equivalent to a Completion Certificate for the purpose of evaluation.	The provisions in the tender document clearly mentions about the eligibility criteria. Hence, the conditions mentioned in the tender document shall prevail
16	Data Sheet. Cl 28(1)(ii). Pg No. 25	(ii) Additional eligible projects like TP schemes and Local area plan :1.5each	Kindly consider inclusion of Urban DPR and PMC/PDMC Projects under this criterion, as such assignments involve comprehensive planning, design, and implementation support for urban development. Accordingly, it is requested to amend the clause as; *"Additional eligible projects like TP schemes and Local area plans/ Layout Plans /DPR/ PMC for Urban Development Projects."*	Cannot be considered.
17	Date Extension. Pg 5 & 23	Last date for submission of proposal and other documents as specified : 30-04-2026 17:30:00.	We kindly request the Client to kindly extend the bid due date by at least 15 working days / 3 weeks from the date of publication of Pre-Bid replies. This will enable bidders to prepare and submit a comprehensive and high-quality proposal in line with the expectations of the Department.	Will be updated & published in KPPP portal
18	Cl 3.8. Earnest Money Deposit (EMD) and Tender Processing Fees Pg No.12	EMD will be exempted for MSMEregistered companies subject to thecondition ofsubmitting theecertificate issued by the competent Authority.	We understand that the EMD is exempted for bidders who are registered asMSME. ButontheE- procurement Portal of Karnataka, there is no such provision to claim the EMD exemption. Requesting you to provide clarification and make a provision on E-procurement Portal of Karnataka for the EMD exemption.	Tender condition prevails

Sl. No	Reference	As per RFP	Query	Clarification
19	Section-5: Terms of Reference, Background Pg No.54	At present the erstwhile BBMP area is notified as 'Greater Bengaluru Area'(GBA) under the provisions of Greater Bengaluru Governance Act 2024, vide notification dated: 15.05.2025. Further, the Local Planning Area of GBA vide notifications dated10.10.2025and03.11.2025.Bengaluru is experiencing enormous urban growth beyond GBA area transforming semi urban areas into urban areas that has resulted in creation of Urban Local Bodies namely MadanayakanahalliCMC,HebbagodiCMC, Hunasamaranahalli TMC, Chikkabanavara TMC, Konnapanaagrahara TMC, Doddatoguru TP and Electronic City Industrial Township Authority (ELCITA), that falls under the remaining LocalPlanning area measuring around 545.34 sqkm beyond GBA limits.	Kindly provide exact spatial extent (Sq. Km.) of the LPA, along with ward/village boundaries and base administrative layers to ensure accurate effort estimation.	Authority has published the intention to prepare RMP -2041 along with the list o f villages included in the LPA in both Karnataka government guezette as well as in the two News papers which is availabe in the public domain. However, the same may also be obtained from the O/o TPM, BDA.
20	8.2.1 Scope of Services Activity3, Task 2 Pg No 101	The Agency shall update the base map and existing land-use/land cover map usingdrone imagery data. The base map should depict key physical and natural features includingstreams/drains,waterbodies.The Agency shall update the base map and existing land-use/land cover map usingdrone imagery data. The base map should depict key physical and natural features includingstreams/drains,waterbodies.	The ToR states the base map shall be superimposed on "authenticated cadastral data". Will BDAprovide these geo-referenced cadastral maps for the entire 545.34 sq. km Planning Area , or is thebidderresponsibleforthedigitizationandrubber-sheetingoflegacyrevenue maps?	The Agency has to procure all the necessary information from the respective departments / offices. Tender condition prevails.
21	8.2.1 Scope of Services Activity 3, Task 2 Page101	Preparebasemapandexistingland-use maps using Drone imagery data	Please specify the required spatial resolution of the satelliteimagery (e.g.,0.3m,0.5 m)to beused for the project, along with any minimum acceptable standards or preferred specifications.	The tender document specifies that high resolution drone imagery shall be used for the preparation of Base Map & all other maps of the Master plan
22	8.2.1 Scope of Services	General	The Geospatial Layer List as per the AMRUT guidelines has not been included in the tender document. Kindly provide the complete list of required layers along with their specifications and attributes.	But for few layers pertaining to utilities & services like water & sewerage & LT lines/ distribution network/ manholes etc., rest of the Geo data base layers has to be adopted as specified in AMRUT.
23	Technical Proposal 10 of 119	c) It is desirable that the majority of the key professional staff proposed be permanent employees of the agency or has an extended and stable working relation with it.	We respectfully request the Authority to reconsider the restriction on proposing only in-house key professional staff. We submit that participating firms should be permitted to nominate competent professionals, whether in-house or otherwise, subject to project-specific approval. This flexibility will enable bidders to propose the most suitable expertise aligned with the requirements of the assignment, thereby enhancing the quality and effectiveness of the proposals.	Tender condition prevails
24	Data Sheet 18 of 119	2. The method of selection: Quality-and Cost-Based Selection (QCBS) with **75%weightage to Technical Proposal and 25% to Financial Proposal.**	We kindly request the authority to **consider adopting an 80:20 QCBS (Quality and Cost Based Selection) ratio,** giving higher weightage to technical evaluation. This will help ensure that technically sound and experienced consultants are selected for this critical assignment.	Tender condition prevails
25	Data Sheet 19 of 119	15. The minimum required qualification and experience of proposed key professional staff are as below: (Professional staff shall be the members or outsourced professionals of the lead member)	We understand that professional staff can be from lead Partner as well from the JV partner along with outsourced professionals. Please confirm.	Agreed
26	Data Sheet 19 of 119	5. The minimum required qualification and experience of proposed key professional staff are as below: (Professional staff shall be the members or outsourced professionals of the lead member)	As we are a wholly owned subsidiary of an international entity, we kindly request the authority to allow key experts from our parent /sister company to leverage experts with Global exposure and experience.	Agreed
27	Data Sheet 19 of 119	14. The estimated number of Key Professionals required for the assignment: 18	We request you to kindly clarify the discrepancy between Clause 14 (estimated number of **Key Professionals = 18)** and the RFP elsewhere which lists **17 resources**, and confirm the exact number of key professionals required for the assignment.	No of key professionals required for the assignment : 17. Corrigendum will be issued
28	Data Sheet 19 of 119	1 Team Leader / Urban Planner Should have completed preparation of at least two Master Plans (for an area of 500 sq. Km. Each), Regional Plans, Area Plans, Town Planning Schemes, (commonly referred as Master Plan), as a Team Leader in the last 10 years.	We request you to kindly amend the Team Leader eligibility criterion to require completion of at least two Master Plans of **minimum 350 sq. km each** (instead of 500 sq. km), to align the qualification requirement with the project scale specified in the RFP Technical criteria as well.	Tender condition prevails
29	Data Sheet 19 of 119	12. All Proposals (Maps and Reports including Zonal Regulations) should be submitted in Kannada and English language	We kindly request Authority to amend the submission of the proposals in Kannada to be limited to the draft and final masterplan reports D4.5 to D4.9	Agreed
30	Data Sheet. Cl 15, Pg No 20	8 Infrastructure planner (*) Post Graduate in Infrastructure planning / engineering	We request you to kindly confirm whether a Postgraduate degree in **Civil Engineering** with experience in infrastructure planning may be accepted as equivalent to a Postgraduate qualification in Infrastructure Planning/ Engineering for the Infrastructure Planner role.	Tender condition prevails
31	Data Sheet. Cl 15, Pg No 21	14 Financial Analyst (*) MBA Finance / CA / M.Com	We request you to kindly confirm whether the qualification "MBA Finance / CA / M.Com" for the Financial Analyst may include equivalent postgraduate qualifications such as International degree - **Master's in Professional Studies (Real Estate & Infrastructure Finance)** or other recognised equivalent degrees	Agreed
32	Data Sheet, Cl 27(a), Pg No 24	a. Bidder from Single entity or from JV/CONSORTIUM (Lead + One member)Bidder shall be a Company incorporated under Companies Act 1956 / 2013 or a Partnership Firm registered under Indian Partnership Act 1932 or Limited Liability Partnership Firm registered under Limited Liability Partnership Act 2008 and in existence at least for the last five years. In case of JV /Consortium, the lead company is responsible for execution / completion of the terms and conditions of the contract	We request you to kindly **allow JV (Lead + 2 members) or consider allowing us to include relevant technical experience from our parent and sister firms as part of our submission.**	Tender condition prevails
33	Data Sheet, Cl 15, Pg No 19 to 22	Should have been involved in preparation of at least one Master Plan/ relevant project as a Member of the Team in the last 5 years.	We request the authority to kindly revise the criteria from last 5 years to 10 years for all the experts.	Tender condition prevails

Sl. No.	Reference	As per RFP	Query	Clarification
34	Data Sheet. Cl 27(c). Pg No 24	d. Documentary proof shall be submitted for previous experience in the form of work order / engagement letter / Service Agreement supported by completion certificate issued by the client. In case completion certificate is not available, agency shall provide a certificate from the client regarding assignment is completed to a stage, i.e., Ready for submission to the Government for final approval and supported by the service agreement along with Chartered Accountant's certificate for realisation of at least 80% payment of contract value. Such document shall specify all details required to ascertain the eligibility criteria of the bidder.	We request the Authority to kindly consider **accepting either the completion certificate or a Chartered Accountant's / equivalent CFA certificate confirming 100% payment received,** without requiring both documents, for demonstrating eligible project experience. Additionally, we wish to highlight that international clients and multilateral development banks generally do not issue formal completion certificates; therefore, we request the Authority to kindly consider our submission in line with this industry practice.	Tender condition prevails
35	Task 5: Integrated demographic, enterprise and socio-economic and transport research. Pg No 104	A series of integrated Desk Research / data collection of households, establishments and enterprises will be undertaken to provide the basis to capture the current demographic, economic and enterprise context and assist in medium and long-term projections based on a structured questionnaire aimed at capturing the dimensions of :	We request the Authority to kindly **clarify the proposed sample size for the household,** establishment, and enterprise data collection exercises referenced in this clause.	Standard sample size of 2% may be considered.
36	Task 4: Public engagement & RTI response implementation. Pg No 112	The agency will also be expected to engage in public consultations as suggested by the Review Committee from time-to-time and be prepared to provide requisite and appropriate responses to the public on the preparation of the Master Plan, via BDA officials.	We request the Authority to kindly **clarify the expected number of public consultations to be conducted under this assignment, along with the indicative number of participants** for each consultation.	Number of public consultations shall be as decided by the Authority
37	Section-5: Terms of Reference Pg No 56	A notable development in the preparation of Bangalore RMP 2015 was the use of highresolution `satellite remote sensing data and Geographic Information Systems (GIS).	Please share the sample of GIS datasets available and clarify the detail requirement of GIS Mapping and Ground Truthing of the area.	Agency shall ground truth and validate the base map using CORS in line with National Geospatial Policy for at least 6 (six) numbers of samples for survey numbers per revenue villages as specified in the tender document.
38	Cl 6.1 Payment Schedule. Pg No 86		We request the Authority to amend the payment schedule as tabulated below to better align with the initial quantum of work and deliverables as listed. 	Tender condition prevails
39	Activity 4: Master Plan Scenario and Option Generation and Consultation. Pg No 106	Generate scenarios and alternative futures (minimum three) for the set objectives at the scale of planning district and at city scale.	Please clarify the level of detail anticipated for these 3 scenarios.	Various scenarios for the future growth of the periphery of the Bangalore cityexploring different concepts & international best practices of Urban planning has to be presented to the Authority to achieve the objective of planned development

Town Planner Member/Member Convenor
Tender Evaluating Committee-RMP-2041

Chairman
Tender Evaluating Committee RMP-2041